



March 14, 2011

WORK SESSION
Taylor Conference Room
12000 Findley Road, Suite 300
<http://www.JohnsCreekGA.gov>

5:00 PM

A) PLEDGE OF ALLEGIANCE

B) OPENING COMMENTS-Mayor Bodker

C) DEPARTMENTAL UPDATES

Community Development ■Review of Amendments to Chapter 113
Development Regulations

City Manager ■Review of Community Grant Process

Patty Hansen ■Review of CDBG 2011 Action Plan Dates

Public Works ■Review of Trail Amenities

D) EXECUTIVE SESSION (If Needed)

E) ADJOURNMENT



AGENDA REPORT

To: Honorable Mayor and City Council Members

From: John Kachmar, City Manager

By: Mike Williams, Department of Community Development Director

Date: February 28, 2011

Agenda: March 14, 2011 – WORK SESSION AGENDA: **AN ORDINANCE TO AMEND CHAPTER 113 OF THE CODE OF THE CITY OF JOHNS CREEK, GEORGIA (DEVELOPMENT REGULATIONS) TO ADD PROVISIONS TO COMPLY WITH THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT REQUIREMENTS; TO ADD PROVISIONS REGARDING MAINTENANCE OF PRIVATE FIRE HYDRANTS; TO AMEND PROVISIONS REGARDING DRAINAGE EASEMENTS; AND FOR OTHER PURPOSES**

Recommendation:

Approve the subject ordinance and direct staff to implement its provisions.

Issue:

The Metropolitan North Georgia Water Planning District (MNGWPD) requires that local governments adopt water conservation measures that comply with the District's Water Supply and Water Conservation Plan. These regulations include requiring sub meters for multi-family units, commercial car wash recycling and rain sensor shut off switches on new irrigation systems. Other items were added to clarify existing regulations.

The easement section is being revised to clarify the maintenance responsibility for drainage easements as well as to clarify procedures to allow fences across drainage easements.

Currently, fire hydrants in Johns Creek are inspected annually by the fire department. If the City become aware of a problem with the fire hydrant and it needs repaired, we notify the North Fulton Water Authority to make whatever repairs are needed. However, this can only be completed on what is commonly referred to as a public hydrant. If we find a problem with a private hydrant, then we have nobody to notify. However, the fire code requires that all private fire lines get inspected annually and after each use, the code also requires that a flow test and maintenance work be done annually. If this work is done correctly, and copies of the work are sent to the Fire Marshal's Office, we would feel more confident that all of our citizens are safer by knowing that all of our hydrants are working.

Another problem that we are coming across is that citizens call the Fire Marshal's Office and tells us that their hydrant has been damaged, is leaking or various other problems and they want us to repair them. If the hydrant is considered public, then we can get it fixed. However, if it is private, we have to tell the caller that the hydrant is the owner's responsibility. We have no way of verifying that the repairs have been made, or when the last time it was inspected. The code will require them to repair the hydrants as well as provide the fire department with documentation to support code compliance.

Basis for Recommendation:

Adoption of these revisions will allow for compliance with the MNGWPD and clarify other existing regulations.

Financial Impact:

N/A

Background:

The MNGWPD was created by the Georgia General Assembly in 2001 to establish policy, create plans and promote intergovernmental coordination of all water issues in the District from a regional perspective. The District includes fifteen counties and over ninety cities within the metro Atlanta region. The primary purpose of the District is to develop regional and watershed-specific plans for stormwater management, wastewater treatment and water supply and conservation. These plans, which were updated in 2009, contain a number of requirements that each local government within the District must

meet. Failure to comply with the District requirements may result in denial of future Phase 2 General Stormwater Permits (MS4) or ineligibility for state grants or loans for stormwater related projects.

Alternative Approaches:

Adopt as presented or approve the ordinance with revisions.

Concurrent Review:

Fire Department

Legal

Attachment(s):

Proposed Land Development Regulations Revisions Chapter 113. Additions are shown in **bold, underline** and deletions are shown as **~~bold-strikethrough~~**.

AN ORDINANCE TO AMEND CHAPTER 113 OF THE CODE OF THE CITY OF JOHNS CREEK, GEORGIA (DEVELOPMENT REGULATIONS) TO ADD PROVISIONS TO COMPLY WITH THE METROPOLITAN NORTH GEORGIA WATER PLANNING DISTRICT REQUIREMENTS; TO ADD PROVISIONS REGARDING MAINTENANCE OF PRIVATE FIRE HYDRANTS; TO AMEND PROVISIONS REGARDING DRAINAGE EASEMENTS; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and City Council of the City of Johns Creek find that from time to time it is necessary to amend sections of the Code of the City of Johns Creek, Georgia to correct, clarify, and update the provisions provided therein; and

WHEREAS, the Mayor and City Council desire to comply with the requirements of the Metropolitan North Georgia Water Planning District; and

WHEREAS, regulations and policies pertaining to land development are outlined in the Code of the City of Johns Creek; and

WHEREAS, the Mayor and City Council desire to clarify provisions relating to fire hydrants and drainage easements; and

NOW, THEREFORE, the Council of the City of Johns Creek hereby ordains that Chapter 113 of the Code of the City of Johns Creek, Georgia, Development Regulations, is amended as follows:

Section 1: Chapter 113 (Development Regulations), Article IV (Definitions), Sec. 113-42 of the Code of the City of Johns Creek is hereby revised to read as follows:

ADDITIONS UNDERLINED (bold/black)

DELETIONS IN ~~STRIKETHROUGH~~

Sec. 113-42. - Definitions of words and phrases.

Certain words or phrases in these regulations are defined for their use herein as follows:

AASHTO. The American Association of State Highway Transportation Officials.

Alley or service drive. A minor permanent, public service-way which is used primarily for vehicular service access to the back or the side for properties otherwise abutting on a street.

Access improvement. Any improvement or facility that is planned and designed to provide service or access for a particular project and which is necessary for the use and convenience of the occupants or users of the project and is not a system improvement. A project access improvement includes but is not limited to: pedestrian access improvements; site driveways; new streets; median cuts; right turn lanes, left turn lanes, acceleration lanes, and deceleration lanes made necessary to serve site driveways or new streets leading to or from the project; traffic control measures made necessary to serve site driveways or new streets; intersection improvements whose primary purpose at the time of construction is to provide access to the project; and, necessary right-of-way dedications required for any project access improvement.

Applicant. A person, either the owner or the bona fide representative of the owner of land or structures governed by these regulations, who seeks authority to use, develop, construct upon or otherwise enjoy the use of property through any of the procedures established under these regulations.

Arterial. A principal arterial, major arterial, or minor arterial street as defined and designated in the comprehensive plan of the city.

"As-built" survey. See Public record drawing.

Base flood. A flood which has a one percent probability of occurring in any calendar year. (i.e., the 100-year frequency flood).

Base flood elevation. The highest water surface elevation anticipated at any given point during the base flood.

Bike paths. These paths serve to separate bicycle riders from vehicle and pedestrian traffic. Bike paths can meander through wooded areas, traverse the edge of open areas, and may parallel existing roadways or walks.

Block. A piece or parcel, or several parcels of land comprising an area entirely surrounded by public streets, other than alleys.

Buffer:

- a. *State waters buffer.* An area along the course of any state waters to be maintained in an undisturbed and natural condition.
- b. *Stream buffer.* An area along the course of any conveyance which is determined to be a stream, as defined in the stream buffer regulations, which is to be maintained in an undisturbed and natural condition.
- c. *Tributary buffer.* A protection area adjoining the tributaries of the Chattahoochee River.
- d. *Zoning buffer.* See zoning ordinance.

Buildable area. That portion of a lot where buildings and specified structures may be located after all minimum yards, buffers, landscape strips, and other setbacks have been met.

Buildable lot of record. A lot that has been lawfully divided under the regulations in place at the time of filing and appears on a deed or plat recorded in the official records of the clerk of the superior court.

Building setback line. A line across a lot parallel to a street right-of-way or other property line establishing the minimum open space to be provided between any principal building and the street or other property line. All building setback lines shall be at least as restrictive as the corresponding minimum yard setbacks required in the zoning ordinance or as approved by the city council or other governing board.

Certificate of development conformance. Final approval issued by the department for completion of land development activities for a subdivision or development project for which a land disturbance permit was issued.

Certificate of occupancy. Final approval by the department for the use or occupancy of a structure for which a building permit was issued.

City. City of Johns Creek, Georgia.

City arborist. The agent(s) of the city having the primary responsibilities of administration and enforcement of the tree preservation ordinance.

City council. The mayor and city council of Johns Creek, Georgia.

City of Johns Creek Comprehensive Plan 2009—2030. A plan summarizing and illustrating the adopted goals and objectives of the city regarding the future location and character of anticipated land uses, transportation, and other public facilities in the city. The term "comprehensive plan" includes component or functional plans for the city, including but not limited to a plan for land use (i.e., land use plan) or a plan for transportation facilities, and includes the classification of streets and thoroughfares as shown on the adopted long range road classification map.

Clearing. The removal of trees or other vegetation, but not including grubbing activities.

Collector. A through street having the primary function of connecting subdivisions or other areas to arterial streets or other major thoroughfares, or functioning as a central route within a subdivision channeling traffic from the local streets to an abutting major thoroughfare or another collector street. For the purposes of these regulations, a central but non-through route within a subdivision or other project will be considered as a collector, if the average daily traffic generated by the development on the route will exceed 4,000 trips.

Completed application. An application shall be deemed complete when all application or reviews fees have been paid, application forms completed and all necessary documentation has been submitted in order to determine compliance with these regulations and all other codes and ordinances adopted by the city.

Conceptual plan. A drawing which shows the overall concept (e.g., a conceptual plan) of a proposed development, and which may include lots and streets in a subdivision or the general location of buildings and improvements for a multi-family or non-residential project. As it relates to the platting process a conceptual plan shall include a drawing in sufficient detail to indicate its workability and feasibility, but is not in final form for recording, pursuant to these regulations.

Condominium. A form of property ownership in which the buildings or portions of the buildings, whether residential or non-residential in use, are owned by individuals separate from the lands which surround the buildings, said lands held in common ownership by the owners of the several buildings.

Conveyor car wash. A commercial car wash where the car moves on a conveyor belt during the wash. The driver of the vehicle can remain in the vehicle or wait outside of the vehicle.

County. Fulton County, Georgia.

Crosswalk. A right-of-way dedicated to public use, four feet or more in width, that crosses a street and furnishes a specific area for pedestrian movements at an intersection.

Cul-de-sac. A street having one end open to traffic and being permanently terminated by a vehicular turnaround. For the purpose of designation, a cul-de-sac street shall be interpreted to begin at the intersection of two or more streets nearest to the vehicular turnaround.

Department. The community development department for the city.

Developer. Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit who directs the undertaking or purposes to undertake development activities as herein defined, whether the development involves the subdivision of the land for sale to individual users, the construction of buildings or other improvements on a single land ownership, or both.

Development. All activities associated with the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy or habitation, other than for agricultural purposes devoted strictly to the cultivation of the land. Such activities include land disturbance (clearing and grubbing the land of vegetation and stumps, and grading) and the construction of improvements such as, but not limited to, streets, driveways or parking areas, water or sewer mains, stormwater drainage facilities, sidewalks or other structures permanently placed on or in the property.

Where appropriate to the context, the term "development" also may be used to denote a specific subdivision or project which is a single entity or intended to be constructed as an interrelated whole, whether simultaneously or in phases.

Development agreement. A written contract between the city and a property owner or developer, that specifies the system improvements to be provided by the developer for a specific project.

Development plans. The detailed and professional plans showing the layout and design, site work and construction activities proposed for a project (other than architectural building plans) and including the preliminary plat or site plan (as applicable), grading plan, tree preservation/replacement plan, erosion and sediment control plan, buffer and landscape plan, and construction drawings for streets, stormwater drainage facilities, sanitary sewers, water supply facilities, and other site improvements.

Director. The director of the community development department or his/her designee, except where specifically noted otherwise.

Drainage improvements. Those facilities and structures intended to control and direct the passage of stormwaters and other surface water flows from and across or under a property; including, but not limited to, swales and ditches, cross drains and other piping systems, catch basins, detention ponds, and velocity dissipation devices.

Driveway. A vehicular access way in private ownership, other than a private street, which provides access primarily to only one property or project, or to no more than three single-family detached residences.

Easement. Recorded authorization for a specified purpose by a property owner for the use of any designated part of the real property by another entity.

Erosion and sedimentation control ordinance. The ordinance adopted by the city that regulates soil erosion and its conveyance to state waters.

Excavation. Any manmade cavity or depression in the earth's surface, including its sides, walls, or faces, formed by earth removal and producing unsupported earth conditions as results of the excavation. If installed forms or similar structures reduce the depth to width relationship, an excavation may become a trench.

Fee simple. Absolute title to land, free of any other claims against the title, which one can sell or pass to another by will or inheritance.

Federal Emergency Management Agency (FEMA). The federal agency which administers the National Flood Insurance Program. This agency prepares, revises and distributes the maps and studies referenced in these regulations.

Final plat. A finished drawing of a subdivision showing completely and accurately all legal and boundary information and certifications required by these regulations.

Fire marshal's office. A section of the fire department charged with the responsibility of enforcing the city's fire prevention and protection code, the standard fire prevention code, the national fire prevention code and Georgia Accessibility Code.

Freeboard. The distance between the base flood elevation and the top of a stormwater detention structure.

GDOT. The Department of Transportation of the State of Georgia.

Grading. The movement, removal or addition of earth on site by the use of mechanical equipment.

Grubbing. The removal of stumps or roots from a property.

Fulton County Health Department. The Environmental Health Services Division of the Georgia Department of Human Resources for Fulton County, Georgia.

Hotspot. An area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in stormwater or to violate water quality standards.

Impervious surface. Any paved, hardened or structural surface, including but not limited to, buildings, dams, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways, and other structures.

In-bay automatic car wash. A commercial car wash where the driver pulls into the bay and parks the car. The vehicle remains stationary while a machine moves back and forth over the vehicle to clean it, instead of the vehicle moving through the tunnel.

Land disturbing activity. Any activity which may result in soil erosion from water or wind and movement of sediments into state water or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in the city's soil erosion and sedimentation control ordinance.

Land disturbance permit. Any permit issued by the city that authorizes land disturbing activities on a site or portion of a site.

Lot. The basic lawful unit of land, identifiable by a single deed established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed or built upon. In determining the area and dimensions of a lot, no part of the right-of-way of a road or crosswalk may be included.

Lot, corner. A lot abutting upon two or more streets at their intersection.

Lot, double/multiple frontage. A lot other than a corner lot abutting upon two or more streets that may or may not intersect at that lot.

Lot, minimum lot size. The smallest permissible lot area established by the zoning ordinance or conditions of zoning.

Major intersection. The intersection of two or more public streets in which at least one of the streets is an arterial or collector as designated by the comprehensive plan.

Major thoroughfare. Any public street, existing or proposed, which is shown in the comprehensive plan as an arterial or collector.

Minor plat. A finished drawing of a subdivision of no more than three lots that, at the time of subdivision, does not necessarily, but may involve a land disturbance permit, new streets, the extension of a utility or other municipal facility and depicts all legal and engineering information required by these regulations.

MUTCD. The Manual for Uniform Traffic Control Devices, latest edition.

OSHA. The U.S. Department of Labor, Occupational Safety and Health Administration, or successor agency.

Owner. A person having a majority fee simple interest in real property, or a majority interest through any other form of ownership.

Pedestrian way. A right-of-way within a block dedicated to public use, intended primarily for pedestrians and from which motor propelled vehicles are excluded.

Person. An individual, firm, partnership, corporation, joint venture, association, social club, fraternal organization, estate, trust, business trust, receiver, syndicate, or other group or combination acting singly or collectively for a common purpose, and the duly authorized agents thereof.

Plat. A map indicating the subdivision, re-subdivision, or recombination of land.

Preliminary plat. A drawing which shows the perimeter boundary, topography, lot arrangements, street layout, and other features of a proposed subdivision, as specified in these regulations.

Project. A principal building or structure, or group of buildings or structures, planned and designed as an interdependent unit together with all accessory uses or structures, utilities, drainage, access, and circulation facilities, whether built in whole or in phases. Examples include: a principal building on a lot, a residential subdivision, a multi-family development, a shopping center or an office park.

Public record drawing. A survey or other drawing based on a field survey which shows existing features/components and horizontal or vertical information (grades or location of improvements).

Public works director. The director of the department of public works or his/her designee, except where specifically noted otherwise

Rain sensor shut off switch. An electric device that detects and measures rainfall amounts and overrides the cycle of an irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

Recycled water system. A water system that captures and reuses water previously used in wash or rinse cycles.

Redevelopment. Development on a previously developed site; but excludes ordinary maintenance activities, remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional non-point source pollution.

Residential site plan. A drawing showing lot information and all improvements, as outlined in article X.

Responsible party. In the context of enforcement procedures, a person (as defined above) who is alleged to have committed, caused, continued or created a violation of the terms, requirements, regulations, or provisions of these regulations whether as a direct act, through lack of action or neglect, or at the direction of or on behalf of others. A responsible party may

be the owner of a premises where a violation has occurred; an occupant whether through ownership, lease or other tenancy; a contractor, builder or developer; an agent of or person otherwise acting on behalf of the aforementioned parties; or other person acting in violation of these regulations.

Road. See "Street, public".

Roadway. The paved portion of a street from back of curb to back of curb (or edge to edge of pavement for streets not having curbs) but excluding driveway aprons, bridges, and large single and multi-cell culverts which in a hydrologic sense can be considered to function as a bridge.

Self-service car wash. A commercial car wash where the customers wash their cars themselves with spray wands and brushes.

Sheet flow. Diffused water running overland to a defined watercourse.

Site work. Development activity to prepare a property for construction of buildings or finished structures, including clearing, grubbing, grading, and installation of soil sedimentation and erosion control facilities.

Standard details. Illustrative minimum standards for land development activities authorized under these regulations or other codes of the city. These standards shall not supersede more restrictive or prudent design requirements or good engineering practices as applied to specific situations on a case-by-case basis.

State waters. Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the state, which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Street, private. An access way similar to and having the same function and design as a public street, providing access to more than one property, but held in private ownership(as distinct from a "driveway").

Street, public. A right-of-way dedicated to and accepted by the city for vehicular traffic or over which the city may hold a prescriptive easement for public access, and including designated and numbered U. S. and state highways. For the purposes of these regulations, the term "public street" shall be limited to those which afford or could afford a direct means of vehicular access to abutting property, and exclude limited access roadways which abut a property but from which direct access may not be allowed under any circumstances.

Street, local nonresidential. A surface street intended primarily to provide local access to adjacent existing or planned commercial or industrial development and not for through traffic.

Street, local residential. A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.

Street, marginal access. A local street which is parallel to and adjacent to a major thoroughfare and which provides access to adjacent properties and protection from through traffic.

Stub-out street. A street having one end open to traffic and being temporarily terminated at the other. Stub-outs generally do not have, but may be required to have, a temporary vehicular turn-around. This temporary termination is to provide connectivity to future developments and may be constructed without curb and gutter provided such stub-out street meets the standards of the fire department.

Sub-divider. Any person, individual, firm partnership, association, corporation, estate, trust, or any other group or combination acting as a unit dividing or proposing to divide land so as to constitute a subdivision as herein defined, including an agent of the sub-divider.

Subdivision. Any division or re-division of a lot, tract or parcel, regardless of its existing or future use, into two or more lots, tracts or parcel. The term, "subdivision" shall mean the act or process of dividing property. Lots that do not abut or are not directly across a public street from other sub-divided lots shall be considered a separate distinct sub-division with a separate name.

Where appropriate to the context, the term "subdivision" also may be used in reference to the aggregate of all lots held in common ownership at the time of division.

Subdivision entrance. A public street, or publicly approved private street, that provides access to subdivided lots.

System improvement. Any improvement or facility such as streets, bridges, or rights-of-ways identified on the long range road classification map (i.e. "the system"), and any traffic control measures, landscaping or other features to the same, that is included in the comprehensive plan and which is further designed to provide service to the community at large.

Thoroughfare. See "Major thoroughfare".

Trails, pedestrian or others. Extended and usually continuous strips of land established independently of other routes of travel and dedicated, through fee simple ownership or easement, to recreational travel including, but not limited to, hiking, horseback riding.

Trench. A narrow excavation made below the surface of the ground. In general, the depth is greater than the width, but the width of the trench is not greater than 15 feet.

Watercourse. A channel with a defined bed and banks, including lakes, ponds and marshes.

Wetlands. Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. The ecological parameters for designating wetlands include hydric-soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

Zoning ordinance. The adopted zoning ordinance of the City of Johns Creek, Georgia, as amended from time-to-time.

Section 2: Chapter 113 (Development Regulations), Article XII (Utilities and Easements), Sec. 113-143 of the Code of the City of Johns Creek, Georgia is hereby revised to read as follows:

ADDITIONS UNDERLINED (bold/black)

DELETIONS IN ~~STRIKETHROUGH~~

Sec. 113-143. - Water system and fire hydrants.

- (1) *Installation required.* The developer shall install or have installed a system of water mains connected to a public water supply system in accordance with these requirements and those of the authority having jurisdiction to provide water service within the city, herein referred to as the water authority.
- (2) *Design policy.* All water mains, fire hydrants and appurtenances shall be designed in accordance with the policies, standards, plans and specifications of the city and the water authority.
- (3) *Installation timing.* Water mains and appurtenances shall be installed after installation of the curbs and gutters and before paving, or as approved by the city and the water authority.
- (4) *Fire hydrant requirements.* Fire hydrants shall conform to AWWA C502-85 for dry-barrel fire hydrants and the following requirements:
 - a. Hydrants shall be traffic type with safety flange that allows the valve to remain closed when the hydrant is broken or damaged above or near grade level.
 - b. The design of hydrant shall be of the compression type with main valves and "O" ring seal between the operating nut and the bonnet.
 - c. Hydrant color shall be silver.

- d. Hydrant inlet shall be six-inch, mechanical joint with harnessing lugs.
- e. Hydrant main valve opening shall be five and one-quarter-inch.
- f. Valve seats shall be bronze to bronze.
- g. Operating nut shall be solid Pentagon, one and one-half inches measured flat at point (31/32 on side). Operating nut shall turn counter clockwise to open.
- h. Hydrant shall have two, two and one-half-inch diameter and one, four and one-half-inch diameter nozzle. Nozzles threads shall be the standard adopted by NBFU. Nozzles shall all have gasketed caps fitted with chain.
- i. The following fire hydrants are approved for installation on development projects within the city, other models may be acceptable when dedicated to and approved by the utility provider:

Table 12.3-1
Acceptable Fire Hydrant Models

Manufacturer	Model
American AVK	2700 and 2780
Mueller	Centurion and Improved
Kennedy	K81-A
M&H	129 and 929
Clow	Medallion
American-Darling	B-62B
U.S.	M-94

- j. Materials shall conform to AWWA Standard C-502, latest revision.
- (5) *Water mains and fire hydrants on private property and subdivisions.* In addition to the other requirements of these regulations water mains installed on private property and within subdivisions shall also comply with the following requirements:
- a. *Water main size.*
 - 1. Water mains of at least eight-inch pipe shall be installed; six-inch pipe may be used only where it completes a gridiron and then only up to 600 feet in length between interconnecting mains of approved diameter, unless otherwise approved by the public works director and the fire marshal.
 - 2. No main line smaller than eight inches shall serve more than one fire hydrant and automatic extinguishing system or one fire hydrant on any dead-end main more than 300 feet in length. All water mains shall be sized in accordance with NFPA 24, as adopted by the State of Georgia.
 - b. *Fire hydrant spacing.* Fire hydrants shall be spaced not more than 500 feet apart, with additional fire hydrants located as necessary to comply with the requirements of the International Fire Code and Appendices as adopted by the city and approved by the fire marshal.
 - c. **Private fire hydrants. Hydrants that are not maintained by Atlanta-Fulton County Water Department and on a dedicated meter or loop system shall be considered private fire hydrants. These private hydrants shall have general maintenance performed annually in accordance with the currently adopted edition of NFPA 25. These maintenance records shall be maintained on the premises for inspection, or sent directly to the Johns Creek Fire Marshal's Office for review and filing. All maintenance shall be performed by a qualified company that is familiar with NFPA 25's**

guidelines. These private hydrants shall also be painted red and a three foot perimeter shall be maintained free and clear at all times.

- ed.** *Clearance around fire hydrants.* A minimum of three feet of clearance shall be provided around all fire hydrants.
 - de.** *Water main material.* Water mains shall be of ductile iron or copper or a type listed for this service by a nationally recognized testing laboratory and approved for use by the water authority.
 - ef.** *Minimum cover.* Water mains shall be installed at least 12 inches below the frost depth. In areas where frost is not a factor the water main shall be installed to a minimum depth of 42 inches below grade. When the water main is installed under a driveway or roadway it shall be installed 48 inches below grade or 48 inches below railroads.
 - fg.** *Hydrostatic testing.* Water mains shall be hydrostatically tested at not less than 200-psi or 50-psi greater than the system working pressure, whichever is greater, and shall maintain that pressure, \pm five-psi, for two hours in the presence of a representative of the city. Pressure loss shall be determined by a loss in gauge pressure or visual leakage.
 - gh.** *Fittings and valves.* Hydrants, fittings, valves and fire department connections shall be approved by the fire department. Fire department connections shall be not less than 18 inches or more than 36 inches above the level of the adjoining ground or paving. The thread of such connections shall be uniform with that used by the fire department.
 - hi.** *Timing of installation.* Water mains and fire hydrants shall be installed, under water pressure and ready for fire fighting before any construction with combustible material begins on-site.
 - ij.** *Dead end mains.* In no case shall dead end mains exceed 600 feet in length for main sizes less than ten inches.
- (6) ~~**Sub meters.** When not in conflict with the requirements of the local water authority the city may require sub-metering of individual units where a project may contain multiple tenants.~~

Sub meters required The Fulton County Water Department provides water service to residential multi-unit buildings. These services are billed by the utility on a master meter basis and the landlord or property owner is responsible for paying the utility for all charges contained in such bills. All new multi-family buildings shall be billed by the owner or landlord or by a third party based on sub-unit meters which will be installed at the time of construction.

- (7) **Commercial Car Wash Water Recycling.** All new commercial conveyor car washes, permitted and constructed after January 1, 2011, must install operational recycled water systems, regardless of the water source. A minimum of 50% of water utilized will be recycled. This regulation does not apply to self-service car washes or in-bay car washes.
- (8) **Rain Sensor Shut Off Switches on New Irrigation Systems.** Pursuant to O.C.G.A. § 12-5-6, all new landscape irrigation systems for both residential and non-residential properties will require rain sensor shut off switches. This regulation does not apply to either landscape irrigation systems installed on golf courses, or any system dependent upon a non-public water source.

Section 3: Chapter 113 (Development Regulations), Article XII (Utilities and Easements), Sec. 113-146 of the Code of the City of Johns Creek, Georgia is hereby revised to read as follows:

ADDITIONS **UNDERLINED** (bold/black)

DELETIONS IN **STRIKETHROUGH**

The following applies only to easements which have been expressly dedicated to and accepted by the city.

(1) *Drainage easements.*

- a. Temporary construction easements and permanent easements for drainage shall be dedicated to the city in accordance with these regulations when said easement is deemed to be in the best interest of the public health, safety or welfare. The city shall not be responsible for any easements that are not: (i) expressly dedicated to the city by execution of an easement agreement filed and recorded with the county superior court which (ii) has been accepted by the city through ratification of the city council. All easements shall be stabilized in accordance with the manual for erosion and sediment control in Georgia.
- b. Drainage easements are required for any part of the drainage system which is designed to carry stormwater runoff from more than one parcel, existing or proposed.
- c. Drainage easements for improved ditches, pipe construction, and detention facilities shall be cleared, opened, and stabilized at the time of development to control surface water run-off. Run-off slope and side slopes shall be specified by the developer's engineer, according to good engineering practice, these regulations and the applicable provisions provided in the stormwater management design manual.
- d. Drainage easements for storm drain pipes shall be provided according to the minimum requirements found in the table below. The minimum easement width shall be 20 feet when no other parallel utilities are located therein. For pipe sizes not shown on the table below the easement width shall be based on the pipe diameter (span) plus two feet, plus two times the pipe invert depth. This value shall be rounded up to the nearest five feet. For pipes exceeding 16 feet in depth, a pre-submittal conference shall be held with the city to determine what additional requirements may be required.

Table 12.6-1
Easements for Storm Drain Pipes

Pipe Size (In)	Minimum Easement Width (Ft)												
Invert Depth (Ft)	4	5	6	7	8	9	10	11	12	13	14	15	16
15	20	20	20	20	20	25	25	30	30	30	35	35	40
18	20	20	20	20	20	25	25	30	30	30	35	35	40
24	20	20	20	20	20	25	25	30	30	30	35	35	40
30	20	20	20	20	25	25	25	30	30	35	35	35	40
36	20	20	20	20	25	25	25	30	30	35	35	35	40
42	NA	20	20	20	25	25	30	30	30	35	35	40	40
48	NA	20	20	20	25	25	30	30	30	35	35	40	40
54	NA	NA	20	25	25	25	30	30	35	35	35	40	40
60	NA	NA	20	25	25	25	30	30	35	35	35	40	40
66	NA	NA	NA	25	25	30	30	30	35	35	40	40	40
72	NA	NA	NA	25	25	30	30	30	35	35	40	40	40

- (2) *Common easements.* A common easement for sanitary sewer and drainage purposes may be allowed if the pipes are parallel and at least ten feet is provided between pipes (outside of pipe to outside of pipe). The easement width shall be equal to the width shown in the table in subsection (1) of this section plus the distance separating the pipes (minimum of ten feet).
- (3) *Drainage easements for surface drainage.* Drainage easements shall be provided where a development is traversed by or contains a water course, impoundment, detention facility, improved channel, floodplain, natural stream or channel. It shall conform substantially to the flooding limits of the 100-year storm based on fully developed conditions per the land use plan, but shall be no less than 20 feet in width.

(4) *Obstruction of drainage easements.*

- a. ~~Drainage easements off the street right-of-way, which have not been expressly dedicated to and accepted by the city, shall be clearly defined on the final plat. The city shall have no ownership interest or maintenance responsibility for said easements.~~ The property owner will be required to keep the easement free of obstruction in such a way as to assure the maximum designed flow at all times. The property owner shall not alter any drainage improvements. Structures, except driveways, shall not be constructed or erected in an easement. Driveways shall cross an easement as close to perpendicular as practical. Fences in drainage easements may be accepted with approval from the public works director as long as the fence makes a perpendicular crossing of the easement and there are gates or removable panels within the easement. Property owners may plant landscaping in an easement that is piped with the approval of the city. Some landscape materials, such as large trees or shrubs, may not be appropriate for use within an easement.
- b. No structure whatsoever shall be constructed in storm sewer easements that have been expressly dedicated to and accepted by the city, including vehicular easements around facilities without approval from the public works director. ~~No fence shall be placed across storm sewer easements without gates to which the city or representatives of the city have full access.~~ No planting shall take place within the easement that will impede access along the easement or endanger any infrastructure therein. No other pipeline or utility shall be placed in the easement without approval by the public works director.

- (5) *Stabilization of drainage easements.* All drainage, sewer, access or other easements which were required to be cleared shall be fine graded, seeded and mulched immediately upon the completion of construction work or if any significant delay is anticipated in the completion of the work. The use of sediment control measures may be required to protect the area until a comprehensive vegetative cover is obtained.
- (6) *Placement of fill in drainage easements.* No fill shall be placed on a storm sewer easement that have been expressly dedicated to and accepted by the city without approval from the public works director. All manholes must extend to the ground surface but shall not impede access where the drainage easement is intended to provide for vehicular access. All easements terminating on a parcel shall extend to the property line.
- (7) *Sanitary sewer easements.* Permanent sanitary sewer easements shall be no less than 20 feet in width when no other parallel utilities are located therein or as required by the sanitary sewer authority. When warranted, temporary construction easement widths shall be determined by the county.
- (8) *Potable water easements.* Permanent water easements shall be as required by the water authority.

Section 4. This Ordinance shall be effective immediately upon its adoption by the City Council and its provisions appropriately incorporated into the Code of the City of Johns Creek, Georgia. This Ordinance repeals any and all conflicting ordinances and amendments.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2011.

Approved:

Michael Bodker, Mayor

Attest:

Approved as to Form:

Joan Jones, City Clerk

William F. Riley, City Attorney

(Seal)



AGENDA REPORT

To: Honorable Mayor and City Council Members

From: John Kachmar, City Manager

CC: Monte Vavra, Patty Hansen

Date: March 10, 2011

Agenda: March 14, 2011 Work Session: Review of Potential City Grant Process

City of Johns Creek proposed Grant Application process

City Council will from time to time designate a set amount of funds in the budget for annual disbursement for the purposes of supporting established not-for-profit organizations in the City of Johns Creek that provide services directly to the citizens of the City of Johns Creek.

Council is in no way required to award all funds set aside in the grant budget. If funds are not awarded, they will revert back to general fund as per standard practice.

Council will set a date and call for grant applications. Applications will/can be awarded throughout the fiscal year.

Basic criteria for Applicant

1. Grant applicant must be made by an agency based in City of Johns Creek.
2. Grant applicant must be an agency with federal 501 (c) 3 status for a minimum of 3 years.
3. Applicant must specifically serve citizens of the City of Johns Creek.

Documents required for all applications to the program

1. General Information

- a. Cover letter stating specifically who should be contacted on grant-related issues
- b. Copy of 501 (c) 3 letter
- c. List of Board of Directors with addresses, contact information and short biography
- d. Copy of current audited balance statement
- e. Three-year budget history

2. Detailed Description of Organization

- a. Mission Statement
- b. History of Organization
- c. State specifically, who served, how audience is determined
- d. Specific information on how Johns Creek residents are identified and served
- e. Method of service
- f. Staffing summary, volunteer, paid or combination

Basic Criteria for Project Funding

1. Must exclusively serve City of Johns Creek residents if funding is for a specific project. If funding is of an overall nature, it must improve a level of service or product that is a benefit to the community.
2. Funding cannot supplant applicant's existing budget, i.e., cannot displace existing revenue.
3. Application must be project or program specific. (see Area A and Area B.)

Documents required for Area A—Project Specific Funding Request

1. Written narrative describing project, to include staff members or board members responsible.
(Not to exceed 2 written pages.)
2. Identify specific need for funding including the exact amount requested and explanation of how it will be spent. Specify how funds will be used in conjunction with other revenue if applicable.
3. Explanation of benefit to the City of Johns Creek and its residents.
4. Project Budget with city funds clearly identified.
5. Proposed start and end dates and location of program.

Documents required for Area B—General Program Funding

1. Identify specific need for funding including the exact amount requested and explanation of how it will be spent, i.e. IT support; marketing, purchase of supplies.
2. Identify specific staff or project that will benefit from expenditure of funds.
3. Explanation of benefit to the City of Johns Creek and its residents.
4. Projected program budget with city funds clearly identified and training funds identified if applicable.
5. Projected start and end dates for expenditure.

All grants will be subject to audit and reporting procedures.



AGENDA REPORT

To: Honorable Mayor and City Council Members

From: Patty Hansen, Chief of Staff

CC: Monte Vavra, John Kachmar

Date: March 10 2011

Agenda: March 14, 2011 Work Session: Review of Community Development Block Grant Action Plan Process

As per the City of Johns Creek Community Development Block Grant (CDBG) Citizen Participation Plan, adopted April 13, 2009 the city will begin the process of seeking community input on a potential CDBG 2011 program.

The first step in this process will be to hold a Public Hearing during the March 28, 2011 Council Meeting. Following the hearing a calendar for the 2011 Citizen Participation Process will be submitted to Council for consideration.

It should be noted, that although the Council has approved a draft plan for the expenditure of CDBG funds through 2013, it is required that a plan be reviewed and adopted each year.

Funding for CDBG is contingent on Congressional funding. There is still the question of whether or not the specific program the City participates in will be funded, and if funded, at what level, has not yet been settled. However, as an entitlement community under CDBG guidelines, we are required to begin the public participation process at this time in the funding cycle.



AGENDA REPORT

To: Honorable Mayor and City Council Members

From: John Kachmar, City Manager

By: Ken Hildebrandt, Public Works Director

Date: March 10, 2011

Agenda: March 14, 2011 Work Session Agenda: Approval of Specific Amenity Products for Trail Signage and Amenities for Johns Creek Greenway, Bell Road Trail and State Bridge Road Trail Project

Recommendation: Staff recommends starting final plans with the selected materials for bench groupings, corner treatments and pavilions for the Johns Creek Greenway and State Bridge Road Trail.

Issue: Staff needs to begin working on final construction plans and needs feedback on materials for the trail amenities.

Background: In 2008, the City was awarded three Transportation Enhancement (TE) Reimbursement Projects from GDOT for \$775,000. The City entered into a Memorandum of Understanding with GDOT and received the Notice to Proceed March 2009. The City entered into a contract with Stantec to provide professional engineering services for the Trail Amenity project.

In September 2010, Mayor and Council approved the Amenity Categories for the project. The overall aesthetics and/or details of these categories will be determined during Final Construction Plans when more information is available regarding survey and available right of way. Staff anticipates completion of the Final Construction Plans in October 2011.

Basis for Recommendation: Stantec and staff meet with City Council in small groups to gather feedback on materials. There was a conscience on materials and design of the pavilions at Johns Creek Crossing at State Bridge Road.

Financial Impact: The improvements are proposed to be implemented in the spring of 2012. The total construction cost is \$775,000. This engineering and construction phases of this project were budget in FY09, FY10, & FY11. No additional funding is required.

Professional Engineering =	\$ 100,000 (Local-11%)	Budgeted \$50,000 in Fiscal Year 2009 and \$50,000 in Fiscal Year 2010
Construction (MARTA) =	\$ 75,000 (Local-9%)	Budgeted \$75,000 in Fiscal Year 2011
Construction (TE Funding) =	<u>\$ 700,000 (Federal-80%)</u>	Budgeted \$500,000 in Fiscal Year 2010 & \$200,000 in Fiscal Year 2011
Total Project Cost =	\$ 875,000	

Attachment(s):

1. Powerpoint Presentation



City Council Meeting
Public Works Department
TE Trail Amenities Concept Plan:
Johns Creek Greenway, Bell Road Trail,
and State Bridge Road Trail
March 2011

PROJECT SCHEDULE

- Categories and Cost Estimate – September 2010
- Concept submitted to GDOT – November 2010
- GDOT Concept Approval – March 2011
- *Begin Final Construction Plans – April 2011*
- Submit to GDOT – October 2011
- Begin Construction – Spring 2012



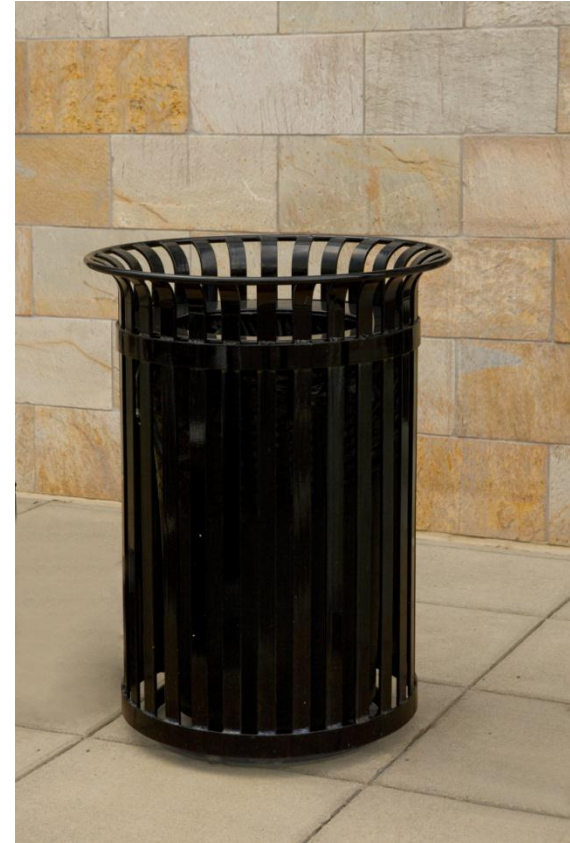
Bench Grouping

Corner Treatment



Bench Grouping

Combination Stone and Metal



Wall treatments for existing retaining walls

Medlock at three locations: Grove Point Rd, Parson, Findley



Trail Improvements on State Bridge Road at Johns Creek Bridge



State Bridge Road at Johns Creek Pavilion

